



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, MARCH 7, 2016
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:00 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Baumann, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

3. APPROVAL OF THE MINUTES

a. Minutes of the Regular Board of Aldermen meeting of Tuesday, February 16, 2016

Alderman Hamill made the motion to approve the Minutes of the Regular Board of Aldermen meeting of Tuesday, February 16, 2016. The motion was seconded by Alderman Clement and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Ottenad stated she would like to add Agenda Item 8 (c) for a report for the Manchester Homecoming Committee.

Alderman Clement made the motion to approve the Order of Items on the Agenda as amended. The motion was seconded by Alderman Ottenad and carried unanimously, with no objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Recognition of Administrative Assistant Kimberly Fels

City Administrator Andy Hixson stated they wanted to recognize Kimberly Fels, the Administrative Assistant for the Planning and Zoning Department, for getting her Chancellor's Certificate in Planning and Zoning.

b. Introduction of New Parks Department Employee

Director of Parks and Recreation Eileen Collins introduced Katherine "Kat" Douglas. Director Collins stated that "Kat" has her Masters Degree in Fine Arts from Washington University. She has tremendous experience in working with the Regional Arts Council.

Alderman Clement stated that "Kat" is a great addition, and the Art's Board is feeling a big sigh of relief because she is taking a lot off their shoulders.

c. Comments from the Public

Mr. Rick Stream stated he is running for State Senate, and he wanted to introduce himself.

Mayor Willson announced that there were five boy scouts in the audience from two different troops. The scouts are working on their "Citizenship in the Community" merit badge.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Willson stated that City Clerk Ruth Baker is at the Missouri City Clerks' and Finance Officers' Association Conference. He stated that the important thing he wanted to mention is that Ruth Baker has reached her highest level of certification that she can possibly reach as a City Clerk. He said she works hard, is a wonderful City Clerk, and is always trying to advance her degrees. She is now certified as a Missouri Professional City Clerk with the Missouri City Clerks' and Finance Officers' Association.

Mayor Willson stated Culver's Restaurant is having their ground breaking next Monday.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. List of Paid Bills (Warrant dates of February 14 – March 5, 2016)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Clement stated that the Planning and Zoning Commission has not met but they will have a meeting next Monday night with five cases.

b. Manchester Arts

Alderman Stevens said the Art that is currently on display is from the honor students at Parkway.

Alderman Stevens stated she loves the renovations at the City Hall/Lyceum building. She said the first event held at City Hall recently was excellent.

Alderman Clement stated the space at that building is quite good, and the first event in the building featured some of the young musicians out of the Conservatory at Webster University. He said there was a full house, and there were even some attendees in the balcony. He said the sound was wonderful.

c. Homecoming Committee

Alderman Ottenad stated the first meeting for the 2016 year Manchester Homecoming will be Wednesday, March 9, at 6:30 p.m. at the Legion Hall. Everyone is welcome to attend.

She said this year's event is exciting, because it will be the 30th anniversary.

9. ACTION ON OLD BILLS

a. BILL # 16-2250 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES RELATING TO CERTAIN ANIMALS

Alderman Stevens read for the second time Bill # 16-2250, entitled: "AN ORDINANCE AMENDING SECTION 205.130 (A) OF THE CODE OF ORDINANCES RELATING TO THE CLASSIFICATION OF CERTAIN ANIMALS AS "DANGEROUS ANIMALS", by title only.

Alderman Stevens made the motion that Bill # 16-2250 become Ordinance # 16-2134. The motion was seconded by Alderman Clement.

A poll of the Board showed:

Alderman Diehl – aye
Alderman Baumann – aye
Alderman Ottenad – aye
Alderman Clement – aye
Alderman Stevens – aye
Alderman Hamill – aye

Mayor Willson announced the motion passed 6 – 0, with no objections.

10. INTRODUCTION OF NEW BILLS

a. RESOLUTION APPROVING PETITION FOR LAFAYETTE CENTER COMMUNITY IMPROVEMENT DISTRICT

Ms. Shannon Creighton, Attorney with Gilmore and Bell, said they are representing the City with regards to this matter. As they are all aware that Mr. George Capps and his development company have requested the creation of the CID (Community Improvement District) to finance improvements to the development of the Lafayette Shopping Center. The CID, once it is created, will be a separate taxing district, authorized to impose a one cent sales tax. The developer is proposing approximately \$4.8 million in improvements to the development.

Ms. Creighton stated the developer would be paying back the monies for the improvements to the bridge by November of 2016. The sales tax would be in effect for a maximum term of 25 years. If, however, revenues generated are higher than expected, the debt that is associated with the project would be paid off sooner and the District will dissolve at that time. If the District is not fully financed in that 25-year term, the developer takes the risk and cannot come to the City for the reimbursement.

Alderman Ottenad asked about the five-year plan.

Ms. Creighton answered that the CID statute requires a five-year plan for creation of the District, and there will be an annual report given to the City. The City will be able to see the Resolutions that they adopt and the actions they take on an annual basis.

Alderman Ottenad inquired as to the sales tax and if it will be on a ballot.

Ms. Creighton stated it will be a mail-in ballot of the property owners, and because there are no residents or registered voters in the District, there will be two voters. The voters are the property owners.

Alderman Baumann read Proposed Resolution # 16-0555, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PETITION FOR THE CREATION OF LAFAYETTE CENTER COMMUNITY IMPROVEMENT DISTRICT", by title only.

Alderman Baumann made the motion to approve Resolution # 16-0555. The motion was seconded by Alderman Clement and carried unanimously, without objection.

- b. RESOLUTION APPROVING CONTRACT WITH HORNER & SHIFRIN FOR SITE VISITS, EVALUTIONS, PLAN PREPARATION, AND CONSTRUCTION INSPECTION SERVICES FOR THE SEIBERT PARK PEDESTRIAN BRIDGE ABUTMENT REPAIR PROJECT

Alderman Ottenad read Proposed Resolution # 16-0556, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH HORNER & SHIFRIN, INC. IN AN AMOUNT NOT TO EXCEED TWENTY-EIGHT THOUSAND TWO HUNDRED SIX DOLLARS (\$28,206.00) TO PROVIDE THE CITY WITH SITE VISITS, EVALUATIONS, PLAN PREPARATION, AND CONSTRUCTION INSPECTION SERVICES FOR THE SEIBERT PARK PEDESTRIAN BRIDGE ABUTMENT REPAIR PROJECT IN THE CITY OF MANCHESTER", by title only.

Alderman Ottenad asked if Horner & Shifrin is coming up with the actual plans for the work.

Director Collins answered that they are utilizing the plans that were developed by Kuhlmann Design. Horner & Shifrin will draft the bid documents.

Director Collins added that the "Bridge to Nowhere" will not be touched. The abutment is the area directly beneath the "Bridge to Nowhere". The ground has been compromised, and also the

concrete, so they did a site visit to see if Kuhlmann's original design would still be sufficient. The only thing they will need to do is to have a form liner, and they will pull concrete, but it will have more of a rock face to it. She said it will be on both the north and the south side so the bridge does not fall. Director Collins advised that Horner & Shifrin will inspect the project.

Alderman Ottenad made the motion to approve Resolution # 16-0556. The motion was seconded by Alderman Clement and carried unanimously, without objection.

c. RESOLUTION APPROVING CONTRACT FOR STREET SLAB REPLACEMENT

Alderman Hamill read Proposed Resolution # 16-0557, entitled: "A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO AN AGREEMENT WITH J. M. MARSCHUETZ CONSTRUCTION COMPANY IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED FIFTY-ONE THOUSAND SEVEN HUNDRED FIFTEEN DOLLARS AND FIFTY-FOUR CENTS (\$451,715.54), WHICH INCLUDES A THREE PERCENT (3%) CHANGE ORDER IN THE AMOUNT OF THIRTEEN THOUSAND ONE HUNDRED FIFTY-SIX DOLLARS AND SEVENTY-FOUR CENTS (\$13,156.74) TO BE USED FOR UNFORESEEN WORK CONDITIONS, FOR THE CONCRETE STREET SLAB REPLACEMENT PROJECT IN VARIOUS LOCATIONS THROUGHOUT THE CITY OF MANCHESTER", by title only.

Alderman Clement asked if the list of slabs to be replaced is final.

Director of Public Works Bob Ruck answered that they have submitted a list to the contractor and he also agreed to supply a list to the aldermen.

Alderman Ottenad asked about the left over budgeted monies and if those monies would cover concrete work that the Public Works Department men are doing, and Director Ruck answered that it would.

Alderman Hamill made the motion to approve Resolution # 16-0557. The motion was seconded by Alderman Clement and carried unanimously, without objection.

d. RESOLUTION APPROVING PURCHASE OF PICKUP TRUCK FOR THE PARKS AND RECREATION DEPARTMENT

Alderman Clement read Proposed Resolution # 16-0558, entitled: " A RESOLUTION ACCEPTING THE BID OF MCLARTY CMFO, LLC, DOING BUSINESS AS JOE MACHENS FORD LINCOLN, IN THE AMOUNT OF THIRTY THOUSAND THREE DOLLARS (\$30,003.00) FOR THE PURCHASE OF ONE 2016 FORD F250 ¾ TON PICKUP TRUCK FOR USE BY THE PARKS AND RECREATION DEPARTMENT AND AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ISSUE A PURCHASE ORDER THEREFOR" by title only.

Alderman Clement made the motion to approve Resolution # 16-0558. The motion was seconded by Alderman Ottenad and carried unanimously, without objection.

11. MISCELLANEOUS

Comments from the Public

- a. There were none.

12. ADJOURNMENT

At 7:35 p.m., there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Hamill and carried unanimously, without objection. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MPCC
City Clerk

***Note:** This is a journal of the Board of Aldermen meeting held March 7, 2016 (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.*

